

\$174,900 - Pt Lt 9 Con 18, Callander

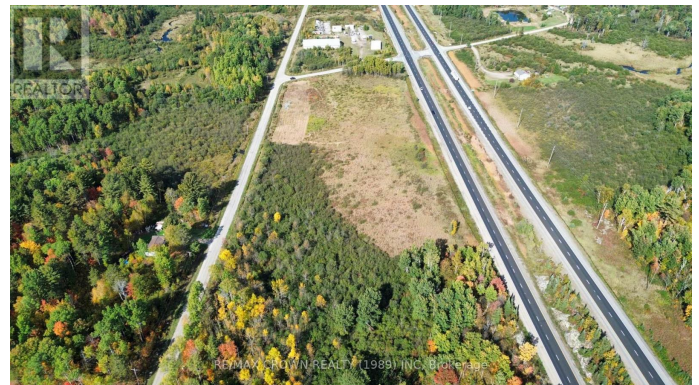
MLS® #X12428538

\$174,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Callander, Callander, Ontario

Unlock the potential of this exceptional 8.32-acre parcel strategically located at the corner of Highway 11 and Letour Road in Callander. Currently zoned under the Residential Tax Class, this property offers significant future development possibilities. The Seller has proactively consulted with the Municipality of Callander, the ministry of transportation and the Conservation Authority, confirming that rezoning to commercial and/or light industrial uses is a viable option making this a rare opportunity for investors, developers, or business owners seeking high-visibility and high-access land. With direct and convenient access to Hwy 11 South, this lot is ideally positioned for a range of future uses including business parks, service-based enterprises, warehousing, or commercial retail. The property benefits from excellent traffic exposure and accessibility, while maintaining proximity to North Bay and other surrounding communities. Whether you're looking to expand your commercial footprint or develop a strategic site with long-term value, this property offers the flexibility and location to make it a reality. Don't miss this opportunity to secure a premium land holding in a growing and accessible region. Reach out today for more details or to schedule a site visit. (id:6289)



Essential Information

Listing #	X12428538
Price	\$174,900
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	Pt Lt 9 Con 18
Subdivision	Callander
City	Callander
Province	Ontario
Postal Code	P0H1H0

Amenities

Utilities	Electricity, Wireless
Features	Level lot, Wooded area, Irregular lot size, Partially cleared, Open space, Flat site
Parking	No Garage

Interior

Cooling	None
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Exterior

Lot Description	1533.94 x 408.71 FT 5 - 9.99 acres
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Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC
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